

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Albany

State: GA

PJ's Total HOME Allocation Received: \$10,924,231

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 10			
% of Funds Committed	94.60 %	96.53 %	7	94.94 %	48	49	
% of Funds Disbursed	80.96 %	84.35 %	8	84.35 %	30	27	
Leveraging Ratio for Rental Activities	0	3.6	9	4.59	0	0	
% of Completed Rental Disbursements to All Rental Commitments***	81.57 %	75.30 %	7	81.38 %	23	26	
% of Completed CHDO Disbursements to All CHDO Reservations***	34.35 %	49.60 %	8	68.05 %	10	9	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	66.27 %	66.03 %	8	79.65 %	17	15	
% of 0-30% AMI Renters to All Renters***	25.30 %	32.59 %	7	44.76 %	23	20	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	85.54 %	91.09 %	9	94.31 %	12	11	
Overall Ranking:			In State:	8 / 10	Nationally:	12 9	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$46,104	\$12,819		\$25,245	83 Units	49.10 %	
Homebuyer Unit	\$77,683	\$16,316		\$14,395	54 Units	32.00 %	
Homeowner-Rehab Unit	\$22,016	\$27,844		\$20,186	32 Units	18.90 %	
TBRA Unit	\$0	\$1,478		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Albany GA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$52,841	\$97,799	\$22,033
State:*	\$49,171	\$63,608	\$28,725
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 1.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.79

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	0.0	0.0	3.1	0.0
Black/African American:	100.0	100.0	96.9	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	0.0	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	42.3	29.6	31.3	0.0
2 Persons:	16.9	33.3	31.3	0.0
3 Persons:	23.9	14.8	21.9	0.0
4 Persons:	9.9	11.1	9.4	0.0
5 Persons:	7.0	5.6	0.0	0.0
6 Persons:	0.0	5.6	3.1	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	3.1	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	42.3	29.6	28.1	0.0
Elderly:	1.4	3.7	21.9	0.0
Related/Single Parent:	49.3	53.7	34.4	0.0
Related/Two Parent:	5.6	9.3	9.4	0.0
Other:	1.4	3.7	6.3	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	7.0	0.0 [#]
HOME TBRA:	0.0	
Other:	40.8	
No Assistance:	52.1	

of Section 504 Compliant Units / Completed Units Since 2001 8

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

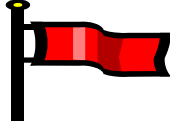
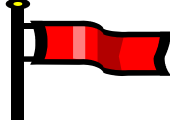
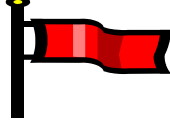
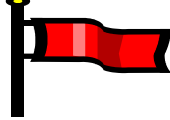
Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Albany State: GA Group Rank: 12
 State Rank: 8 / 10 PJs (Percentile)
 Summary: 4 / Of the 5 Indicators are Red Flags Overall Rank: 9
 (Percentile)

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	81.57	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	34.35	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	66.27	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	85.54	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	3.4	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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